

**Location:**

Cumberland Park is located within a 10 minute walk of Acton Main Line, the Crossrail station, giving direct access to central London on the Elizabeth Line, along with National Rail connections. It's also a short walk from Acton Central station and Acton Town tube station for the Piccadilly and District Lines.

**Key points:**

- 5 Bedroom semi-detached period home
- Separate 2 bedroom Coach house set over 1,518 sqft to the rear of the garden
- 127 ft Landscaped garden
- 5,818 sq ft of accommodation (including the Coach House and loft space).
- Presented to an incredible standard throughout
- Off street parking for 2/3 cars
- Heart of Poets Corner
- 10 minute walk to Elizabeth Line (Acton Mainline Station)
- 3 Bathrooms
- 4 Reception rooms

**Do Better:**

**Acton**  
sales@astonrowe.co.uk

57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

**Aston Rowe**



**Cumberland Park**  
Approximate Gross Internal Area = 346.2 sq m / 3726 sq ft  
Loft Room = 53.4 sq m / 574 sq ft  
Coach House = 141.0 sq m / 1518 sq ft  
Total = 540.6 sq m / 5818 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
© www.perspective.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
76	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**Asking Price £3,250,000**

**Cumberland Park, London W3 6SX**

- 4 Reception Rooms
- 5 Bedrooms
- 3 Bathrooms



LONDON HOME WITH SEPARATE 1,518SQFT COACH HOUSE. This exceptional five-bedroom, three-bathroom semi-detached Victorian family home is arranged over four floors and set on one of Acton's premier roads in the heart of Poets Corner. Presented to an incredible standard throughout. The property further benefits from a separate two-bedroom 1,518 sq ft Coach House to the rear of the garden. This truly one-of-a-kind family home offers a total of 5,818 sq ft of accommodation (including the Coach House and loft space).

The raised ground floor features an elegant formal reception room with high ceilings, period detailing, wall panelling, a working gas fireplace, and a bay window. A second reception room, currently used as a lounge/TV room, benefits from bespoke joinery and opens via French doors onto a private roof terrace overlooking the beautifully landscaped garden. A stylish study, ideal for working from home, also enjoys terrace access and garden views. The lower ground floor offers a stunning 34 ft open-plan kitchen/dining room with a bespoke Shaker-style kitchen, quartz worktops, Bertazzoni Heritage range cooker, Butler sink, Fisher & Paykel appliances, and a wood-burning stove set within a Lilac Viola marble fireplace. French doors lead to a further reception/playroom and the impressive 127 ft landscaped garden, with access to the Coach House. This level also includes a utility room, downstairs WC, and front patio. The first floor hosts the principal bedroom suite with dressing room, walk-in wardrobe, and luxury en-suite, alongside an additional shower room. The second floor comprises three double bedrooms and a single with family bathroom. THE COACH HOUSE: A modern, self-contained two-bedroom Coach House of approximately 1,518 sq ft, featuring a spacious open-plan kitchen/living room with bi-fold doors to a patio garden, independent access, off-street parking, and Class C3 residential planning. Ideal for rental, guests, or home office use.

The current owner says:

A truly exceptional and incredibly rare West London residence, providing five bedrooms and three bathrooms, a stunning 127 ft landscaped garden, a magnificent roof terrace, and a separate 1,518 sq ft Coach House.

What's better:

An impressive five-bedroom semi-detached Victorian family home with a separate Coach House, presented to an incredible standard throughout.

